

002.0

0005

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

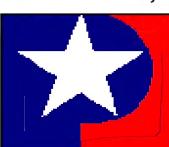
973,400 / 973,400

USE VALUE:

973,400 / 973,400

ASSESSED:

973,400 / 973,400


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
104	104A	FAIRMONT ST, ARLINGTON

Legal Description							User Acct
							1946
							GIS Ref
							GIS Ref
							Insp Date
							02/03/09

OWNERSHIP

Unit #:

Owner 1: FAZZOLARI FRANK A

Owner 2: FAZZOLARI JOSEPH J

Owner 3:

Street 1: 104 FAIRMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1950, having primarily Brick Veneer Exterior and 2110 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9457		Sq. Ft.	Site		0	80.	0.74	1									562,971						563,000	

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 002.0-0005-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	104	FV	408,000	2400	9,457.	563,000	973,400		Year end	12/23/2021			
2021	104	FV	388,700	2400	9,457.	563,000	954,100		Year End Roll	12/10/2020			
2020	104	FV	388,700	2400	9,457.	563,000	954,100	954,100	Year End Roll	12/18/2019			
2019	104	FV	315,100	2400	9,457.	598,200	915,700	915,700	Year End Roll	1/3/2019			
2018	104	FV	315,100	2400	9,457.	436,300	753,800	753,800	Year End Roll	12/20/2017			
2017	104	FV	295,500	2400	9,457.	380,000	677,900	677,900	Year End Roll	1/3/2017			
2016	104	FV	295,500	2400	9,457.	323,700	621,600	621,600	Year End	1/4/2016			
2015	104	FV	246,400	2400	9,457.	316,700	565,500	565,500	Year End Roll	12/11/2014			

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
FAZZOLARI SALVA	1148-170		11/22/1995				1	No	No	A				

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
6/10/2015	649	Porch	6,400	6/10/2015				Rebuild 2nd floor	6/22/2015	Permit Insp	PC	PHIL C		
									2/3/2009	Meas/Inspect	294	PATRIOT		
									9/24/1999	Meas/Inspect	163	PATRIOT		
									9/2/1993		MF			

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 12 - Multi-Conver				Full Bath: 2	Rating: Average			643-3688 FLOOD ZONE 2 PUMPS IN BMT.										
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Fair													
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:													
Sec Wall: 2 - Clapboard	25 %			OthrFix: 1	Rating: Average													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average													
Color: BRICK				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average																		
Year Blt: 1950																		
Eff Yr Blt:																		
Alt LUC:																		
Jurisdct:																		
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION																		
Avg Ht/FL: STD																		
Prim Int Wal 2 - Plaster																		
Sec Int Wall:																		
Partition: T - Typical																		
Prim Floors: 4 - Carpet																		
Sec Floors: 5 - Lino/Vinyl	20 %																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 2 - Gravty H/Air																		
# Heat Sys: 2																		
% Heated: 100																		
Solar HW: NO																		
% Com Wal																		
% Sprinkled																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 002-0-0005-0003.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
A2	WOOD SHD	D	Y	1	15X42	A	AV	1950	6.32	T	40	104			2,400		2,400	
More: N	Total Yard Items:	2,400	Total Special Features:		Total:	2,400												
BATH FEATURES																		
COMMENTS																		
SKETCH																		
RESIDENTIAL GRID																		
OTHER FEATURES																		
CONDOS INFORMATION																		
DEPRECIATION																		
CALC SUMMARY																		
COMPARABLE SALES																		
SUB AREA																		
SUB AREA DETAIL																		
IMAGE																		